

Town of Newton, New Hampshire

CONDITIONAL USE PERMIT

HOME-BASED BUSINESS

RECEIVED
JAN 24 2022
BY: JUD

I herein make application to the Planning Board of the Town of Newton for a permit to operate a home-based business at the location listed below, as provided for in the Zoning Ordinances Section XII, "Home Occupations and Home-Based Businesses."

One home occupation / home-based business is allowed per property and is accessory to the residential use. There shall be no outdoor activity or use, including storage and parking of commercial vehicles or trailers exceeding 12,000 GVW.

DATE: 1/20/2022	PROPERTY LOCATION & ACREAGE: 8 NORDIC WOOD LN 2.24	MBL#: M9 BL 15-9
APPLICANT'S NAME: SIYASH MAHALATI	MAILING ADDRESS: 8 NORDIC WOOD LN, NEWTON NH	PHONE: 8669 978-609-
EMAIL ADDRESS: SIYASHMAHALATI@GMAIL.COM		
OWNER OF PROPERTY: Siavash & Diane Mahalati	OWNER'S ADDRESS: (if different from applicant's)	PHONE: 978-609-8669
BUSINESS NAME: Titan Landscaping LLC	BUSINESS MAILING ADDRESS: 8 NORDIC WOOD LN NEWTON	BUS. PHONE: 978-609-8669
NATURE OF BUSINESS: Landscaping	HOURS OF OPERATION: 9-5	# EMPLOYEES: 0

Two members

Fees for Home-Based Business

Application Fee - \$ 100.00 -
NPREA Fee - \$ 375.00 -

Attachments:


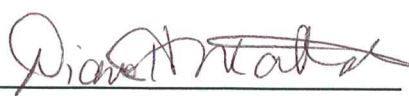
Home Occupation Worksheet ☒
Abutter labels ☒ Plot Plan ☒

ONLY FULLY COMPLETED APPLICATIONS WITH ALL REQUIRED ATTACHMENTS WILL BE FORWARDED TO THE PLANNING BOARD.

PLEASE REFER TO PROCEDURES SECTION OF THE NEWTON ORDINANCE MANUAL ONLINE FOR SUBMISSION REQUIREMENTS.

I declare that I am the applicant/owner of the property for which this application is made. I have read the provisions of the Newton Zoning Ordinances Section XII and the Newton Policies and Procedures Manual. I agree to comply with them, and to be subject to all their provisions. I declare that I understand that any permit issued under Section XII may not be transferred to another party.

I certify the above statements are true and accurate:

	1/20/22		1/20/2022
Signature of Applicant	Date	Signature of Owner	Date

CONDITIONAL USE PERMIT HOME-BASED BUSINESS CHECKLIST

<input checked="" type="checkbox"/>	1. A sketch of the property showing all buildings and structures has been provided .
<input checked="" type="checkbox"/>	2. There shall not be any outside display of the home-based business except the permitted 2 square foot sign.
<input checked="" type="checkbox"/>	3. No toxic, explosive, flammable, combustible, corrosive, etiologic, radiologic, or other restricted materials shall be stored onsite.
<input checked="" type="checkbox"/>	4. No more than two commercial vehicles shall be kept overnight at premises.
<input checked="" type="checkbox"/>	5. Adequate off-street parking shall be provided.
<input checked="" type="checkbox"/>	6. Home-based business shall be conducted by the resident of the premises.
<input checked="" type="checkbox"/>	7. No outside operations, storage or display of materials or goods shall take place.
<input checked="" type="checkbox"/>	8. Processes shall not be utilized which are hazardous to public health, welfare or safety.
<input checked="" type="checkbox"/>	9. Business shall not emit smoke, dust, odor, noise, gas, fumes, or lights. Any refuse matter produced by the home-based business must not be disposed of in the town transfer station. Independent disposal shall be arranged for by the resident.
<input checked="" type="checkbox"/>	10. The building housing the home occupation shall meet all applicable building and Fire Codes.
<input checked="" type="checkbox"/>	11. A copy of the property assessment card has been provided .
<input checked="" type="checkbox"/>	12. A description of the business, including hours of operation has been provided .
<input checked="" type="checkbox"/>	13. Abutters labels have been provided.

By signing this application to the Planning Board, you give permission for the Newton Planning Board to conduct a site visit should one so be ascertained to be necessary. An appointment for any such site plan will be arranged with the property owner and/or tenant beforehand.

I certify the above statements are true and accurate:



Signature of Applicant

1/20/22

Date

FOR OFFICE USE ONLY

PLANNING BOARD DECISION:	PLANNING BOARD SIGNATURE:	DATE:
--------------------------	---------------------------	-------

ACTION

<input type="checkbox"/> APPROVED	Attach Notice of Decision	Board Vote
Date Recorded		
<input type="checkbox"/> DENIED	Reason(s) For Rejection	Board Vote

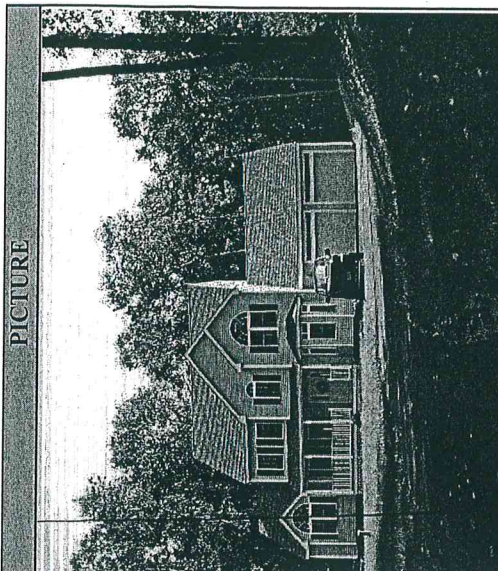
Adopted 6/8/2021

OWNER INFORMATION		SALES HISTORY				PICTURE
COLLINS, JR., WILFRED A. COLLINS, LYNN R. 8 NORDIC WOOD LANE NEWTON, NH 03858		Date	Book	Page	Type	Price Grantor
		07/21/2011	5231	0372	Q I	317,000 MAPLEVALE BUILDERS LLC
		01/06/2011	5183	1978	Q V	95,000 LEWIS, ELIZABETH A
LISTING HISTORY		NOTES				
12/08/21 ALUR		PLAN D-31570; OCCUPANCY #900 ISSUED 7/15/11; 2011 GENERATOR; 2013				
04/03/13 ALUP		10 X 16 SHED; SOME RADIANT FLOOR HEAT & 4 BEDROOM SEPTIC				
05/08/12 ALUM						
04/18/12 ALUR						
05/11/11 ALPM						
05/10/08 ALUR						
04/01/05 LMPL						

EXTRA FEATURES VALUATION						
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value Notes
FIREPLACE DIRECT VEN	1		100	3,000.00	100	3,000 GAS
SHED-WOOD	160	10 x 16	160	7.00	75	1,344
GENERATOR	1		100	3,000.00	100	3,000
						7,300

LAND VALUATION						
Zone: RES-A		Minimum Acreage: 1.38	Minimum Frontage: 150			
Land Type	Units	Base Rate	NC	Adj	Site	Ad Valorem
1F RES	1.380 ac	120,000	F	110	100	132,000
1F RES	0.861 ac	x 3,000	X	100		2,600
		2.241 ac				134,600

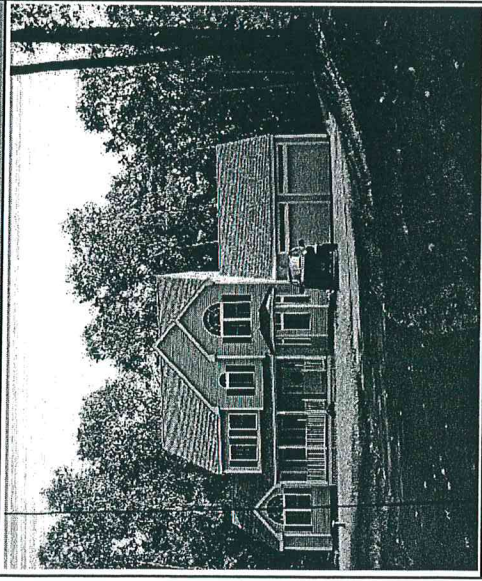
LAST REVALUATION: 2020						
Driveway:			Road:			
Year	Building	Features	Land			
2020	\$ 322,900	\$ 7,300	\$ 134,600			
			Parcel Total: \$ 464,800			
2021	\$ 322,900	\$ 7,300	\$ 134,600			
			Parcel Total: \$ 464,800			
2022	\$ 326,100	\$ 7,300	\$ 134,600			
			Parcel Total: \$ 468,000			



MUNICIPAL SOFTWARE BY AVITAR

TOWN OF NEWTON

603-382-4405 ext: 314



BUILDING SUB AREA DETAILS			
ID	Description	Area	Adj. Effect.
GAR	GARAGE ATTCHD	576	0.45
TQU	3/4 STRY UNFIN	936	0.35
UFF	UPPER FLR FIN	1012	1.00
FFF	FST FLR FIN	1390	1.00
BMU	BSMNT	1376	0.15
VLT	VAULTED	384	0.05
OPF	OPEN PORCH FIN	132	0.25
DEK	DECK/ENTRANCE	120	0.10
GLA: 2,402		5,926	3,259

2020 BASE YEAR BUILDING VALUATION	
Market Cost New:	\$ 343,270
Year Built:	2011
Condition For Age:	VERY GOOD
Physical:	5 %
Functional:	
Economic:	
Temporary:	
Total Depreciation:	5 %
Building Value:	\$ 326,100

Titan Landscaping & Construction LLC

EIN 85-0830298

978-609-8669

Business Operation

The company has two equal members, father and son, Siavash and Michael Mahalati conducting landscaping and remodeling/construction. The company is currently registered in Massachusetts and is in good standing. Because Siavash relocated from his former home at 64 Wenham Road, Topsfield, MA to 8 Nordic Wood Ln, Newton, it is imperative that the company is registered in Newton/NH to legally conduct its business going forward. The company conducts all its business on the Internet and at the customer job site. Our general service area is Northshore MA and Southern NH. There are no employees and customers will not be visiting the home business address at 8 Nordic Wood Ln. The extent of usage will be to park a sub-compact tractor, a Bobcat, a 16 ft dump trailer, and a 12' utility trailer. All other tools such as saws, blowers, hand tools shall be stored in the existing garage, shed and the unfinished basement.

Waste Disposal

Currently all natural waste such as shrubs, brush, leaves are taken to Brick Ends Farm Hamilton MA. All aggregates are currently taken to Bentley Warren Trucking in Rowley. Construction debris are currently taken to G Mello Transfer Station Georgetown. Going forward we will find local facilities for jobs that are closer to Newton.



Siavash Mahalati